

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Greeley State: CO  
 PJ's Total HOME Allocation Received: \$6,080,634 PJ's Size Grouping\*: C

PJ Since (FY): 1995

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |           |
|--|----------|---------------|------------|---------------|------------------------------|-----------|
|  |          |               |            |               | Group                        | C Overall |
|  |          |               |            | PJs in State: | 11                           |           |
| <b>Program Progress:</b>   |          |               |            |               |                              |           |
| % of Funds Committed   | 98.47 %  | 94.91 %       | 3          | 92.82 %       | 86                           | 88        |
| % of Funds Disbursed   | 92.40 %  | 86.65 %       | 1          | 82.38 %       | 86                           | 88        |
| Leveraging Ratio for Rental Activities                           | 2.91     | 8.14          | 9          | 4.55          | 43                           | 36        |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 91.25 %       | 1          | 80.69 %       | 100                          | 100       |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 86.44 %  | 73.71 %       | 5          | 67.01 %       | 79                           | 83        |
| <b>Low-Income Benefit:</b>                                       |          |               |            |               |                              |           |
| % of 0-50% AMI Renters to All Renters                            | 83.33 %  | 80.33 %       | 6          | 79.23 %       | 44                           | 49        |
| % of 0-30% AMI Renters to All Renters***                         | 45.83 %  | 45.85 %       | 5          | 44.47 %       | 48                           | 51        |
| <b>Lease-Up:</b>   |          |               |            |               |                              |           |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 94.13 %       | 1          | 93.93 %       | 100                          | 100       |
| <b>Overall Ranking:</b>  |          |               | In State:  | 4 / 11        | Nationally:                  | 81 83     |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |            |               |                              |           |
| Rental Unit  | \$59,506 | \$16,840      |            | \$24,984      | 48 Units                     | 51.60 %   |
| Homebuyer Unit   | \$31,722 | \$6,963       |            | \$14,192      | 38 Units                     | 40.90 %   |
| Homeowner-Rehab Unit   | \$0      | \$19,190      |            | \$20,036      | 0 Units                      | 0.00 %    |
| TBRA Unit  | \$1,609  | \$2,612       |            | \$3,164       | 7 Units                      | 7.50 %    |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greeley CO

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$85,621 | \$145,036 | \$0       |
| <b>State:*</b>     | \$77,830 | \$83,546  | \$19,844  |
| <b>National:**</b> | \$86,663 | \$70,545  | \$22,663  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">0.0</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.1</span> % |

**R.S. Means Cost Index:** 0.8

| <b>RACE:</b>                             | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%  |
|--|--|--|---|--|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">39.6</span> | <span style="border: 1px solid black; padding: 2px;">10.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">28.6</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### ETHNICITY:

|          |  |  |   |  |
|----------|--|--|---|--|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">58.3</span> | <span style="border: 1px solid black; padding: 2px;">89.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">71.4</span> |
|----------|--|--|---|--|

### HOUSEHOLD SIZE:

|                    |  |  |   |  |
|--------------------|--|--|---|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">56.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">7.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">21.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">42.9</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">10.4</span> | <span style="border: 1px solid black; padding: 2px;">42.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">18.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">42.9</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">6.3</span>  | <span style="border: 1px solid black; padding: 2px;">10.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |   |  |
|------------------------|--|--|---|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">43.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">10.4</span> | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">18.8</span> | <span style="border: 1px solid black; padding: 2px;">42.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">85.7</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">52.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">37.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">45.8</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">16.7</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 60

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greeley State: CO Group Rank: 81  
 (Percentile)  
 State Rank: 4 / 11 PJs Overall Rank: 83  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00%   | 100        |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 46.46%   | 86.44      |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 83.33      |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 89.25%   | 100        |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.300    | 1.07       |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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